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Planning Statement
Retrospective Householder Application
175 Cottage Beck Road, DN16 1TR

1. Introduction

This statement is submitted in support of a retrospective Householder Planning Application for the erection of a single-storey side extension with an integrated bin store/utility room and a timber-framed canopy to the rear of the property.

The works were undertaken to improve the functionality of the home for a growing family by providing essential utility and storage space.

2. Site & Context

The property is a two-storey dwelling situated within a typical residential street. The surrounding area is characterised by similar properties, many of which have been extended to the rear. In particular, the adjoining property at No.177 Cottage Beck Road has a rear extension of comparable depth, indicating that similar levels of development are common and accepted in the area.

The site is not within a Conservation Area, nor is it subject to any Article 4 Direction or other restrictive designations.

3. Description of Development

The development comprises:

- Single-storey side extension
 - Maximum height: 2.6m with a modest sloping roof
 - Timber-frame construction with materials designed to complement the existing property
 - Integrated bin store within the covered area at the front
- Rear timber-framed canopy
 - Full width of the property including behind the side extension
 - Depth: 3.2m (similar to neighbouring rear projections)
 - Height: 2.5m

The side extension is visible from the street but remains subordinate in scale to the host dwelling. The rear canopy is lightweight in design and not visible from the public realm.

4. Planning Policy Considerations

This application is considered against the National Planning Policy Framework (NPPF) and relevant Local Plan policies relating to householder development.

Key policy considerations include:

- Design & Visual Impact
 - The extension and canopy are modest in scale, with a roof height well below the main dwelling. Materials are sympathetic and do not detract from the overall character of the property or the surrounding area.
 - Impact on Neighbour Amenity
 - The development has no adverse impact on neighbouring properties in terms of loss of light, privacy, or overbearing effect, given its single-storey nature and modest height.
 - Local Character
 - The proposal reflects the established pattern of development, particularly as similar rear projections already exist along Cottage Beck Road, including at No.177.
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5. Justification

The works provide practical utility and storage space for a growing family, improving the overall functionality of the property without causing harm to neighbours or the street scene.

Importantly, the rear canopy is within the typical parameters of Permitted Development rights for a single-storey rear addition—limited to 3m in depth and under 3m in height, had it been attached as a lightweight extension. Similarly, the side extension is a modest and subordinate addition that remains in keeping with the property and surrounding context.

This demonstrates that the scale and form of the works are consistent with what could ordinarily be built without the need for a full planning application.

6. Conclusion

The development represents a minor and proportionate extension that:

- ✓ Respects the scale and character of the host dwelling
- ✓ Has no material impact on neighbouring amenity
- ✓ Reflects the existing pattern of development in the area
- ✓ Is broadly comparable to what would be allowed under Permitted Development

Accordingly, it is considered that retrospective planning permission should be granted.